

ESTATE AGENTS ORDINANCE (Chapter 511)

Pursuant to section 30 of the Estate Agents Ordinance, it is hereby notified that the Disciplinary Committee of Estate Agents Authority has exercised the following disciplinary power against the following licensee:—

<i>Licence No.</i>	E-048104
<i>Name of Licensee</i>	LEUNG Shui Sum
<i>Matter Concerned</i>	The licensee, when handling the sale and purchase transaction of a property:— <ol style="list-style-type: none">(i) failed to perform customer due diligence on the transacting parties before their signing of the provisional agreement for sale and purchase (“PASP”); and(ii) failed to perform customer due diligence on the transacting party before her signing of the PASP.
<i>Date of Decision</i>	25 May 2022
<i>Decision on Disciplinary Power Exercised</i>	<ol style="list-style-type: none">1. In respect of the aforesaid matter (i):—<ol style="list-style-type: none">(a) The licensee is reprimanded; and(b) A condition is attached to the licensee’s licence requiring the licensee to attend and complete activities under the Estate Agents Authority Continuing Professional Development Scheme ‘Compliance and Effective Management’ category by way of seminars or lectures only and thereby acquire 6 points recognised by the Estate Agents Authority within 36 months, and at least 3 points of which shall be acquired from seminars or lectures on the Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.2. In respect of the aforesaid matter (ii):—<ol style="list-style-type: none">(a) The licensee is reprimanded; and(b) A condition is attached to the licensee’s licence requiring the licensee to attend and complete activities under the Estate Agents Authority Continuing Professional Development Scheme ‘Compliance and Effective Management’ category by way of seminars or lectures only and thereby acquire 6 points recognised by the Estate Agents Authority within 36 months, and at least 3 points of which shall be acquired from seminars or lectures on the Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.

With regard to paragraphs 1(b) and 2(b) above, the Disciplinary Committee, having regard to the principle of totality, decided that the following condition is attached to the licence concerned of the licensee:—

‘The above-named licensee shall, during the period of 36 months from 6 June 2022 to 5 June 2025, attend and complete activities under the Estate Agents Authority Continuing Professional Development Scheme ‘Compliance and Effective Management’ category by way of seminars or lectures only and thereby acquire 6 points recognised by the Estate Agents Authority, and at least 3 points of which shall be acquired from seminars or lectures on the Estate Agents Ordinance and its subsidiary legislation, Code of Ethics and Practice Circulars subject.’